

Local Market Update – August 2025

A RESEARCH TOOL PROVIDED BY THE GREATER CAPITAL ASSOCIATION OF REALTORS®



Town of East Greenbush

- 31.8%

+ 17.6%

+ 3.7%

Change in
New Listings

Change in
Closed Sales

Change in
Median Sales Price

	August			Year to Date		
	2024	2025	+ / -	2024	2025	+ / -
New Listings	22	15	- 31.8%	142	141	- 0.7%
Closed Sales	17	20	+ 17.6%	108	116	+ 7.4%
Median Sales Price*	\$357,000	\$370,250	+ 3.7%	\$309,500	\$332,500	+ 7.4%
Percent of Original List Price Received*	104.8%	103.6%	- 1.1%	101.6%	101.2%	- 0.5%
Days on Market Until Sale	9	9	- 2.4%	17	16	- 3.1%
Inventory of Homes for Sale	28	23	- 17.9%	--	--	--
Months Supply of Inventory	2.1	1.4	- 30.6%	--	--	--

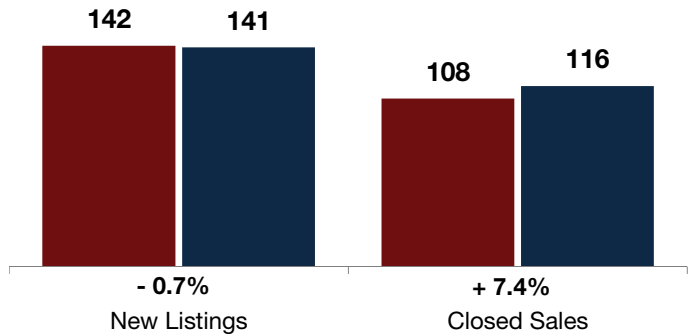
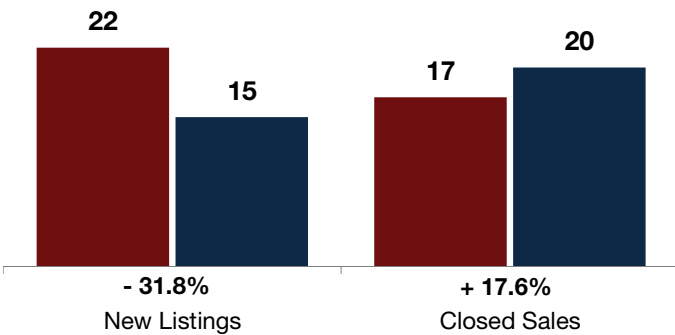
* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

August

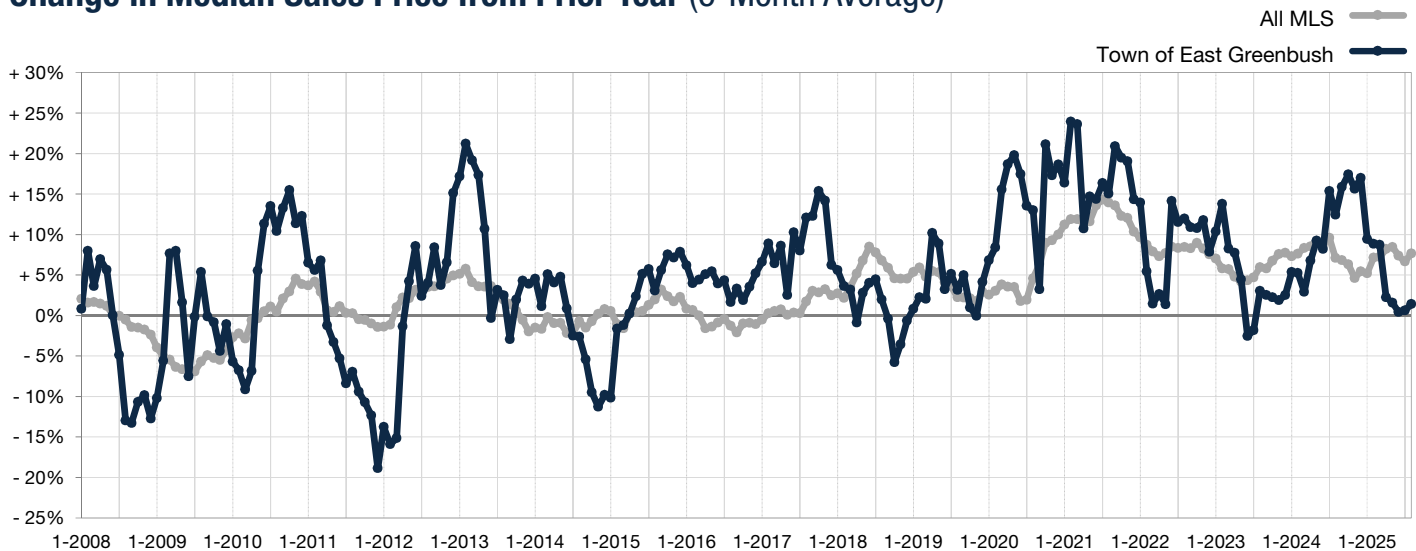
■ 2024 ■ 2025

Year to Date

■ 2024 ■ 2025



Change in Median Sales Price from Prior Year (6-Month Average)**



** Each dot represents the change in median sales price from the prior year using a 6-month weighted average. This means that each of the 6 months used in a dot are proportioned according to their share of sales during that period.